

CONSTRUCTION MANAGEMENT PLAN

IN SUPPORT OF

THE CONSTRUCTION OF A NEW DWELLING

IN

GARDEN LAND OF NO.144 ST EDITHS MARSH

PREPARED BY

ATELIER 17 LTD



Rev -

May 2026

Construction Management Plan

Proposed New Dwelling in the garden of No.144 St Ediths Marsh

This document has been prepared by Atelier 17 Ltd on behalf of the site owner. It forms part of a submission for a Full Planning Application and should be read in conjunction with drawings A17 25 40 P01, P02, P03, P04, P05, P06, P07, P08, P09, P10, P11 & P12.

APPLICANT

Mark Burbidge

DATE

May 2026

SITE

Garden land at No 144 St Ediths Marsh

PROPOSAL

Erection of a 2 storey 4no. bedroom detached dwelling in the side garden of No. 144 St Ediths Marsh with associated garage, parking, and landscaping (alterations to extent approval PL/2024/07964)

GENERAL

The purpose of the CMP is to ensure that all construction work in relation to the permitted development does not cause materially harmful effects on nearby land, road users, properties or the natural environment.

Upon approval by Wiltshire Council, the CMP will be adopted by ABM Developments and implemented for the duration of site operations.

All sub-contractors working on the development site will be advised of the details of the CMP and required to adhere to the approved document.

Mark Burbidge, the Applicant, Landowner and Developer will reinforce the requirement to adhere to the CMP as part of the site induction undertaken by all operatives. Development works on the site will be carried out in accordance with the following statutory legislation:

- Control of Pollution Act 1974
- Environmental Protection Act 1990

Best practice guidance will also be followed, in particular BS5228:1997: Code of Practice on Construction and Open Sites.

Prior to commencing works on site, The Applicant will inform all neighbouring properties and those located between the application site and the junction with St Ediths Marsh of its intended start date and the programme of works and provide contact details should any issues arise during the construction of the development. A notice board will be provided on the site boundary facing the highway to forewarn of any significance deliveries / procedures onsite.

Complaints will be logged and actioned appropriately in relation to the nature and scale of activities taking place on site.

The burning of materials on site will not be permitted

HOURS OF WORK

Permitted working hours will be 08:00 to 18:00 Monday to Friday and 08:00 to 13:00 on Saturdays. There will be no work on Sundays or public holidays. Any works outside these prescribed periods will not be permitted without the express permission of Wiltshire Council's Environmental Health Team.

PARKING OF THE VEHICLES OF SITE OPERATIVES AND VISITORS

Parking will be available onsite. The Site Management Plan (Drawing A17 25 40 P12) indicates that a minimum of 4 parking spaces will be available. However, this represents a worst-case scenario at a time when all site facilities will be provided outside of the main structure. For example, once watertight, the building itself will provide both storage and welfare facilities.

The plan illustrates 4 permanent parking spaces which is entirely reasonable for projects of this scale in the experience of the Practice and the developer. Outside of scheduled deliveries a further 2 parking spaces will be temporarily available within the extremities of the turning head and loading bay.

Given the scale of the development, it is anticipated that there will be no more than 3-4 operatives and 2-3 vehicles on site at any given time, and all vehicles can be accommodated within the designated parking area.

Once the project is substantially complete, the final layout also provides 3 parking spaces with a large turning area, which will continue to provide enough ongoing parking up to completion.

DELIVERIES

The site is situated off St Ediths Marsh. Signage will be erected on the junction of the private drive and St Ediths Marsh.

A turning area will be available for deliveries using small vehicles, reversing into the site entrance to off load. Generally, the size of delivery vehicles will be limited to a maximum size of 7.5 tonnes. As part of the applicant's due diligence prior to purchase, he has attended site with his preferred plant supplier. They have confirmed that they can supply all appropriately sized vehicles to be able to facilitate the construction phase.

Careful ordering and planning deliveries to avoid peak morning (8:00am-9:00am) and evening traffic (5:00pm-6:00pm) will be undertaken. All purchase orders to clearly state this restriction.

"Just-in-Time" deliveries to be used wherever possible to ensure materials can be offloaded and suitably stored efficiently and overall onsite storage can be minimised

It is anticipated that the majority of large vehicle movements will take place during the first four months of the construction programme when groundworks will be taking place. Deliveries will be infrequent during this period.

The project is also to be constructed in timber frame, reducing the number of heavy weight loads to the site.

The site access will have good surveillance to prevent unauthorised vehicles from entering site.

All waste contractor vehicles leaving site will be appropriately sheeted to prevent soiling of the highway.

Vehicle wash stations will be situated at the site exit to jet wash down tyres if required. Once ground works are established the site will be laid with scalping's to prevent mud from leaving site. If any mud does make it onto the highway it will be removed.

STORAGE

The organization of the site will be managed to avoid large scale deliveries in favor of 'Just In Time' deliveries. This will limit the requirements for storage of materials. The two loading bays can and will be used as short term storage between requirements for turning whilst always maintaining ingress and egress from site with small vehicles in forward gear.

At any one time, general materials such as bricks, blocks and timber will be stored throughout the site whilst waiting to be used.

The 16m² storage area indicated in relates purely to lockable dry storage for high value materials and tools or materials that must not get wet up until such a point as the building itself can be used for storage.

The developer and The Practice are experienced in such matters and deem this to be more than adequate for the purposes of the required building operations for this development.

MEASURES TO CONTROL THE EMISSION OF DUST AND DIRT DURING CONSTRUCTION

Site operations will always seek to minimise the production of dust in the first instance to protect the well-being of site operatives and minimise any inconvenience to site neighbours through degradation of air quality.

Where deemed necessary for the nature and scope of works, dust monitoring stations will be set up at identified locations around the site perimeter. The results will be logged and filed for inspection in the Site Office.

Dust control measures that will be put in place on site will include:

- Provision of adequate water supply throughout construction period.
- Wheel washing facilities will be made available as shown as shown on the Site Management Plan. Wheel washing will occur on dedicated, bunded area of hardstanding to ensure run off does not enter the public highway.
- Wheel washing facilities will be clearly signed and spot check monitoring will be setup to ensure compliance. The Site Manager will assume overall responsibility for compliance with wheel washing requirements.
- Avoiding dry brushing of large areas – hardstanding will be swept using wet methods.
- Scaffolding, hoardings and fencing will be kept clean using wet methods.
- Ensuring run off from dust suppression activities is managed in accordance with best practice and appropriate regulations.
- In the meantime, vehicle movements will be kept to a minimum and the condition of the access road monitored.
- The condition of surrounding roads will be monitored throughout the construction period, particularly during ground works, and road sweeping arranged in consultation with Wiltshire Highways as required.
- Where dust generation takes place near to neighbouring properties, dust screens will be set up should dust suppression measures not deemed to be adequate to prevent nuisance.
- Any vehicles removing loose materials from site will be required to be sheeted.
- Use of covered/sheathed skips on site where required.
- Any spoil or excavated material required to be removed from site will be done in a timely manner. Where excavated materials are required to be retained on site they are to be damped down.
- Double-handling of materials to be kept to a minimum.
- Backfilling earthworks as soon as practicable.
- Careful consideration to be given to siting of cutting and grinding activities. Such activities to be located away from neighbouring properties wherever possible.

- Wherever cutting is required, water suppression or self-extracting tools must be used alongside appropriate PPE. Site Manager to monitor enforcement and issue warnings as appropriate. Inspection frequency to be increased during prolonged dry or windy spells.
- Recording any exceptional incidents leading to the expulsion of dust and adapt site protocol and method statements accordingly.
- Hoarding heights to be considered relevant to the sensitivity of neighbouring properties and adjacent site activities.

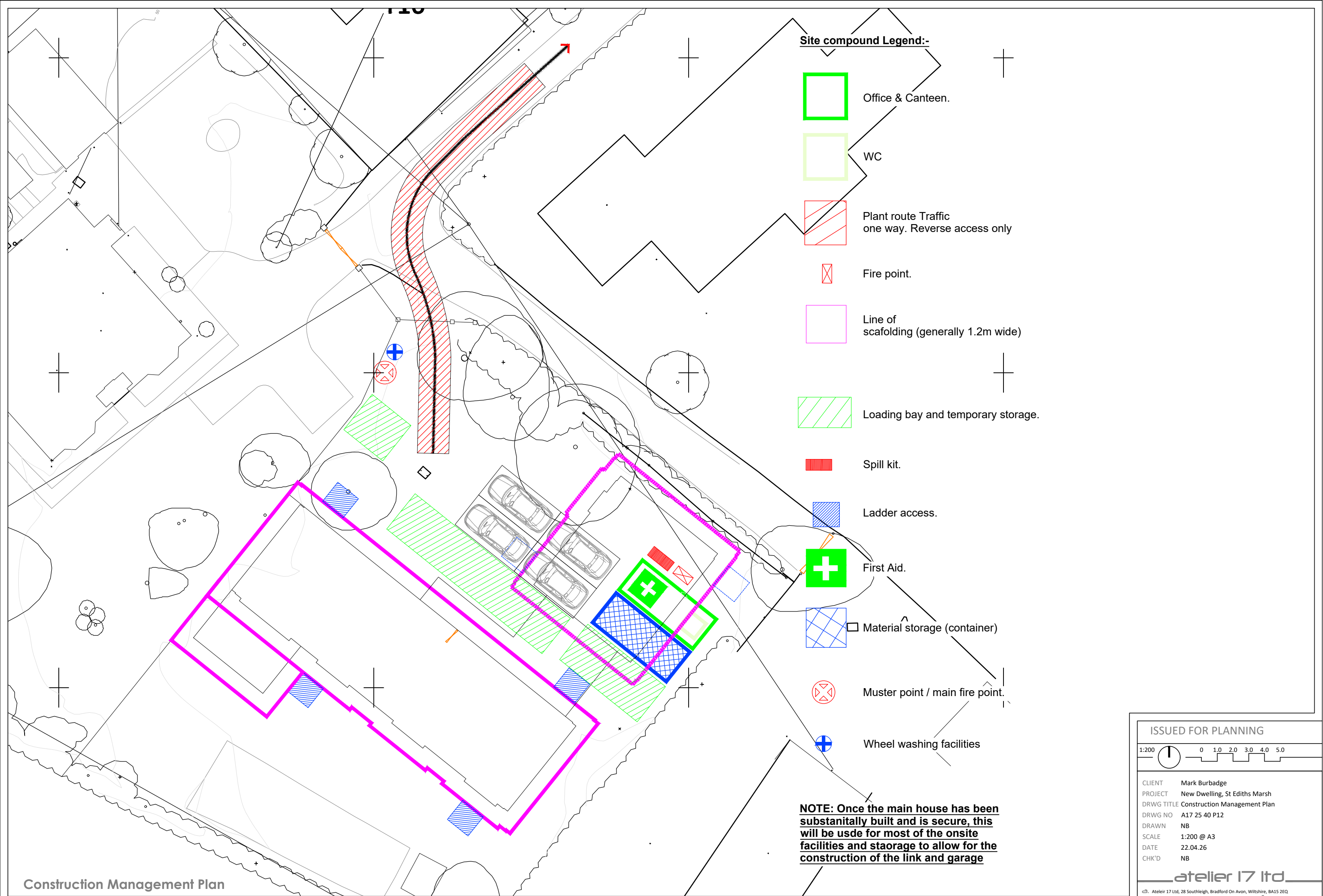
COSHH data sheets and best practice guides will be displayed in the site office for all site operatives to view. It will be the responsibility of the Site Manager and sub-contractors to ensure that adequate risk assessments are in place to cover site activities, and to carry out point of work risk assessments when required.

Dust generation on site will be monitored by the Site Manager and protocols reviewed as required.

Atelier 17 Ltd

May 2026

Appendix 1 – Site Compound Plan



Site compound Legend:-

- Office & Canteen.
- WC
- Plant route Traffic one way. Reverse access only
- Fire point.
- Line of scaffolding (generally 1.2m wide)
- Loading bay and temporary storage.
- Spill kit.
- Ladder access.
- First Aid.
- Material storage (container)
- Muster point / main fire point.
- Wheel washing facilities

NOTE: Once the main house has been substantially built and is secure, this will be used for most of the onsite facilities and storage to allow for the construction of the link and garage

ISSUED FOR PLANNING

1:200

0 1.0 2.0 3.0 4.0 5.0

CLIENT	Mark Burbadge
PROJECT	New Dwelling, St Ediths Marsh
DRWG TITLE	Construction Management Plan
DRWG NO	A17 25 40 P12
DRAWN	NB
SCALE	1:200 @ A3
DATE	22.04.26
CHK'D	NB

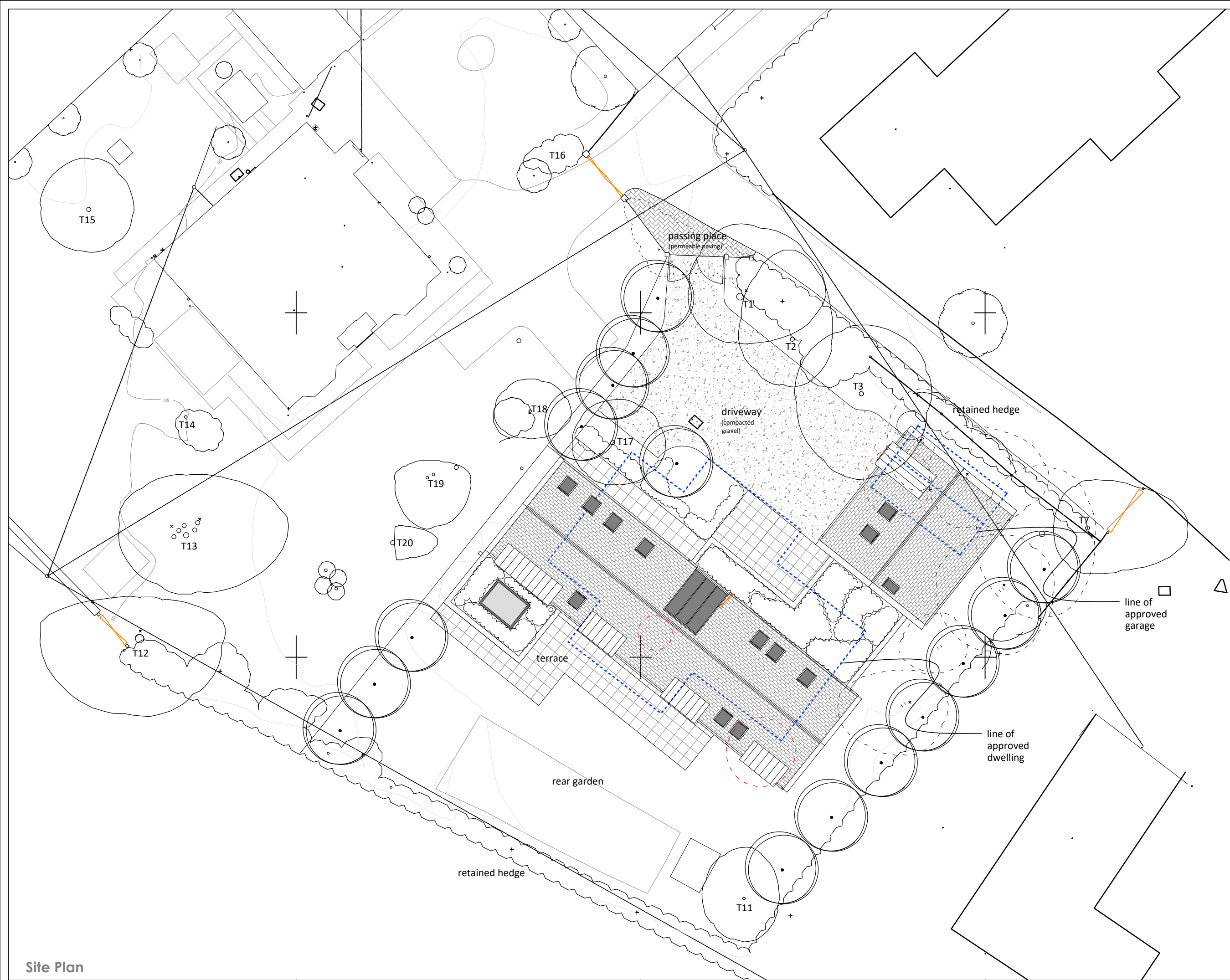
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Appendix 2

Final Site Plan



Site Plan

Proposed Drawings-New Dwelling, St Ediths Marsh

ISSUED FOR PLANNING

1:200

0

1.0

2.0

3.0

4.0

5.0

CLIENT	Mark Burbadge
PROJECT	New Dwelling, St Ediths Marsh
DRWG TITLE	Proposed Site Plan
DRWG NO	A17 25 40 P03 Rev B
DRAWN	NB
SCALE	1:200 @ A3
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CHK'D	NB

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